

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: Resolution

DG 4-1-02 LaFlamme/University Private School, 5531 SW 82
Avenue/
82 Generally located at the northwest corner of SW 55 Court and SW
Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "UNIVERSITY ACRES PLAT" (144-11), AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Petitioner is requesting to amend the restrictive note on the "University Acres Plat" (144-11) to reflect the current and proposed level of development. Town Council is considering the special permit, SE 2-1-02 LaFlamme/University Private School, concurrent with this request.

Current Plat Note: This plat is restricted to 9,000 square feet of daycare.

Proposed Plat Note: This plat is restricted to 1,330 square feet of daycare, 5,300 square feet of elementary school, 6,710 square feet of secondary school.

Staff finds that the proposed amendment consistent with the existing and proposed use of the subject site and has no objection to the request.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve.

Attachment(s): Resolution, Planning Report, Land use map, Subject site map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "UNIVERSITY ACRES PLAT" (144-11), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as University Acres Plat was recorded in the public records of Broward County in Plat Book 144, Page 11; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie to concur with this amendment prior to a review of the proposed amendment by the Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the restrictive note show on the University Acres Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2002.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2002

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: University Private School
Address: 5531 SW 82 Avenue
City: Davie, FL 33328
Phone: (954)434-6337

Agent:

Name: Ronald J. LaFlamme
Address: 4270 SW 92 Avenue
City: Davie, FL 33328
Phone: (954)915-8885

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend the restrictive note on the "University Acres Plat" (144-11) to reflect the current and proposed level of development.

Address/Location: 5531 SW 82 Avenue/Generally located at the northwest corner of SW 55 Court and SW 82 Avenue.

Future Land Use Plan Designation: Residential (3 DU/AC)

Zoning: CF, Community Facilities District

Existing Use: University Private School

Proposed Use: same

Parcel Size: 4.68 acres (203,973 square feet)

Surrounding Uses:

North: Vacant, future site of Phoenician Cove
South: Davie Lakes
East: Atrium Center's retention pond
West: United Pentecostal Church

Surrounding Land

Use Plan Designation:

Residential (3 DU/AC)
Residential (3 DU/AC)
Commercial
Community Facility

Surrounding Zoning:

North: R-3, Low Density Dwelling District
South: R-3, Low Density Dwelling District
East: B-3, Planned Business Center District
West: CF, Community Facilities District

ZONING HISTORY

Related Zoning History: None.

Previous Request on same property: Town Council approved the site plan, SP 1-8-80 Hilltop Montessori Elementary School, on March 17, 1980.

Town Council approved the site plan, SP 8-3-84 Hilltop School/Carol Bubani, on September 19, 1984.

Town Council approved ZB 1-3-88 with Ordinance 88-21, rezoning the site from A-1, Agricultural District to CF, Community Facilities District on May 4, 1988.

Town Council approved the University Acres Plat (144-11) with Resolution 88-185 on July 20, 1988.

Town Council is considering the special permit, SE 2-1-02 LaFlamme/University Private School, concurrent with this request.

APPLICATION DETAILS

Petitioner is requesting to amend the restrictive note on the “University Acres Plat” (144-11) to reflect the current and proposed level of development.

Current Plat Note: This plat is restricted to 9,000 square feet of daycare.

Proposed Plat Note: This plat is restricted to 1,330 square feet of daycare, 5,300 square feet of elementary school, 6,710 square feet of secondary school.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Significant Development Review Agency Comments

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend the maximum level of development allowed on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: None.

Staff Analysis/Findings of Fact

The proposed amendment consistent with the existing and proposed use of the subject site. Staff has no objection to the request.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends approval of DG 4-1-02.

Exhibits

1. Plat
2. Land use map
3. Subject site map

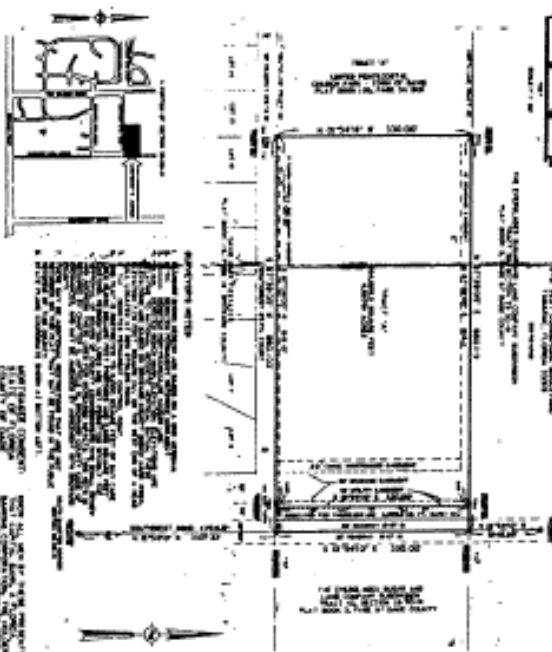
Prepared by: _____

Reviewed by: _____

"UNIVERSITY ACRES"

A REPLAT OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION
 PLAT BOOK 3, PAGE 67, PUBLIC RECORDS DADE COUNTY, FLORIDA
 SECTION 33, TOWNSHIP 30 SOUTH, RANGE 41 EAST
 TOWN OF DAVIS BROWARD COUNTY, FLORIDA

PULICE LAND SURVEYORS, INC.



LEGAL DESCRIPTION
 THE LAND DESCRIBED IN THIS PLAT IS A REPLAT OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, PLAT BOOK 3, PAGE 67, PUBLIC RECORDS DADE COUNTY, FLORIDA, SECTION 33, TOWNSHIP 30 SOUTH, RANGE 41 EAST, TOWN OF DAVIS, BROWARD COUNTY, FLORIDA. THE LAND IS BEING REPLATED FOR THE PURPOSE OF SUBDIVIDING THE SAME INTO LOTS, BLOCKS, AND TRACTS, AND FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. THE LAND IS BEING REPLATED FOR THE PURPOSE OF SUBDIVIDING THE SAME INTO LOTS, BLOCKS, AND TRACTS, AND FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

STATE OF FLORIDA
 COUNTY OF BROWARD
 I, John A. Pulice, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same has been approved by me as a Surveyor of the State of Florida.

NOTARY PUBLIC
 My Commission Expires 12/31/2011
 My Office is at 1000 N. W. 10th St., Ft. Lauderdale, Fla.

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 COUNTY OF BROWARD
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ADDITIONAL COMMENTS
 The land described in this plat is a replat of the Everglades Sugar and Land Company Subdivision, Plat Book 3, Page 67, Public Records Dade County, Florida, Section 33, Township 30 South, Range 41 East, Town of Davis, Broward County, Florida. The land is being replated for the purpose of subdividing the same into lots, blocks, and tracts, and for the purpose of recording the same in the public records of Dade County, Florida.

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ADDITIONAL COMMENTS
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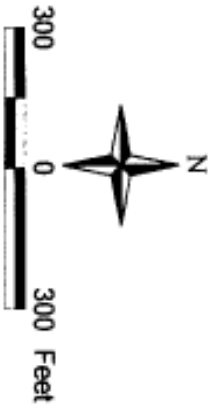
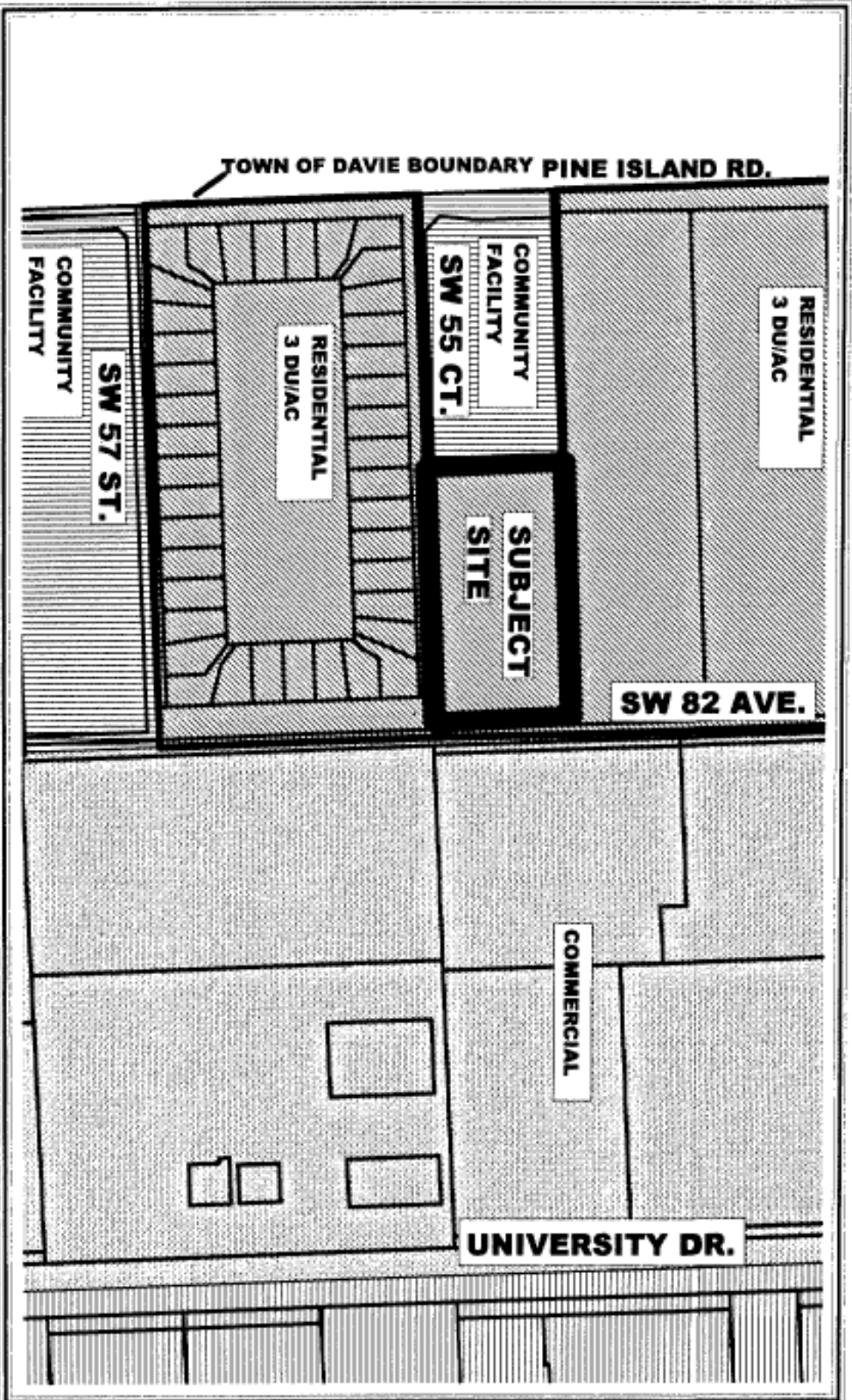
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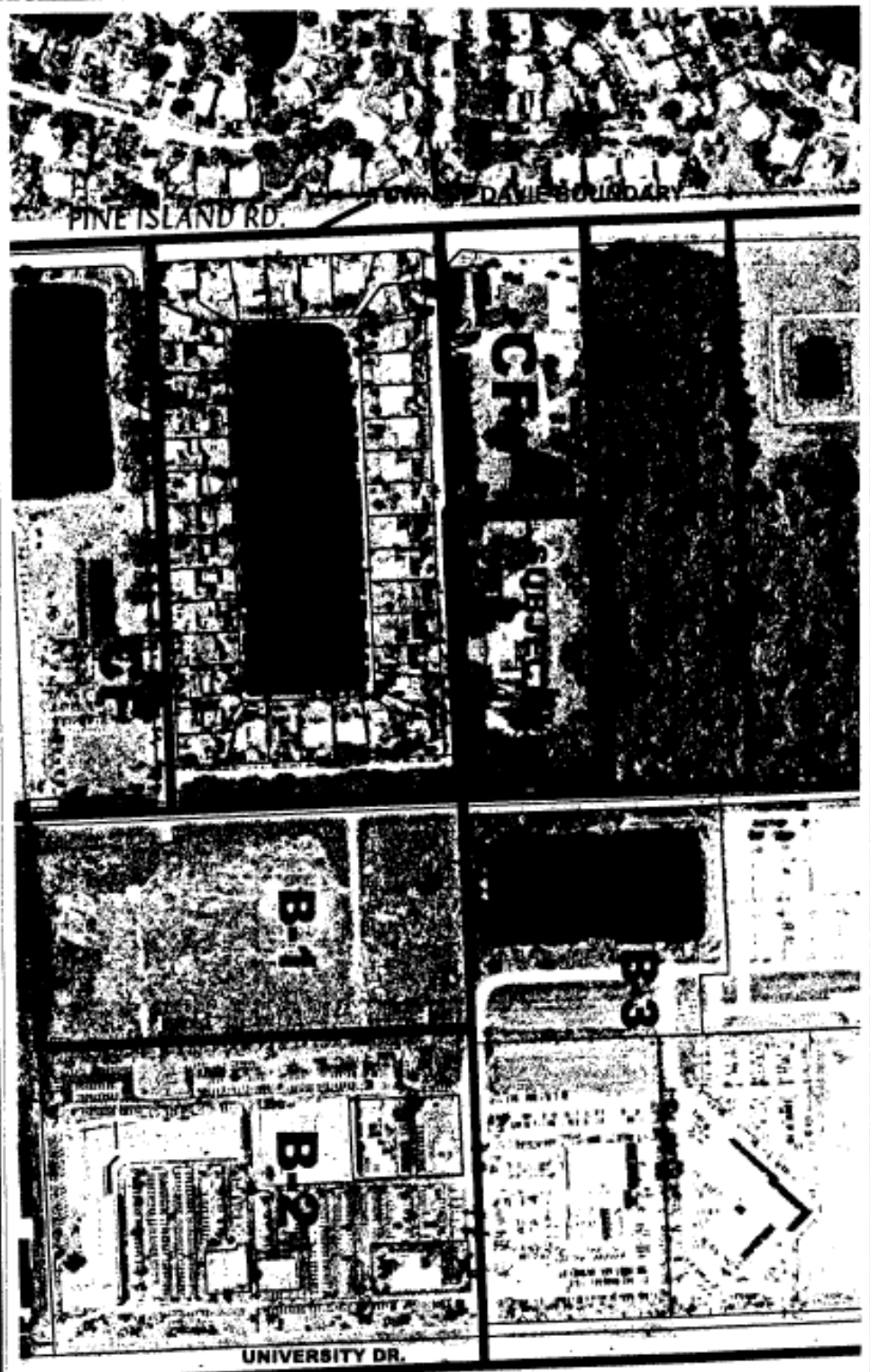
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PETITION NUMBER: DG 4-1-02
FUTURE LAND USE MAP
Date: Flown: January, 2001
Scale: 1"= 300'
Planning & Zoning Division - GIS
Prepared 4/18/02



PETITION NUMBER: DG 4-1-02

Zoning and Aerial Map
Date: Flown: January, 2001
Scale: 1"=300'
Planning & Zoning Division - GIS
Prepared 4/18/02